City of Memphis Neighborhood Stabilization Program Homebuyer Eligibility

The City of Memphis has acquired the properties listed below through its Neighborhood Stabilization Program (NSP). These NSP properties have been rehabilitated and brought up to code standards. The acquired properties offered for resale may be located in any of the following zip codes: 38106, 38109, 38111, 38114, 38115, 38116, 38118, 38127, 38128 and 38141. The properties must be purchased by individuals or families that have incomes of 120% or below the area median income for Shelby County. All properties purchased must be owner-occupied. *Investors may not purchase any City of Memphis NSP Properties*.

The purchase of these properties will be on a first-come first-serve basis and is dependent upon the applicant's ability to meet income eligibility and other program requirements. Program requirements include income eligibility, housing counseling, and a processed mortgage loan application from a reputable mortgage lender.

NSP Property Resale Process

All applicants must meet all eligibility requirements of the city's NSP Program in order to purchase a home. Applicants must contact the Housing Finance Department (HFD) at 901.576.7474 between the hours of 8:00 am to 4:30 pm. Applicants must provide required documentation to the Housing Finance Analyst (HFA) to determine if the applicant is eligible to participate in the city's NSP Program. Applicants should regularly check the City of Memphis NSP website to identify available properties to purchase.

All homebuyers must obtain a Licensed Real Estate Agent to assist through the home buying process. Contracts will be accepted from interested buyers with a bank/mortgage company pre-approval letter.

Revised 'HF

COLONY PARK SUBDIVISION



2820 Watson Road

Memphis, TN 38118

3 Bedrooms
2 Full Bathrooms
Carport
1,356 Square Feet

Sale Price: \$90,000

ROSS MANOR ESTATES SEC B



3855 Caravel Drive

Memphis, TN 38115

3 Bedrooms2 BathroomsGarage

Square Footage: 1429

Sales Price: \$93,266

COLONY PARK BLK B



4075 Kenosha Rd.

Memphis, TN 38118

3 Bedrooms
1.5 Bathrooms
Carport

Square Footage: 1404

Sales Price: \$76,161

CANADA GARDENS



3628 Boeingshire Drive

Memphis, TN 38116

3 Bedrooms
2 Bathrooms
Garage

Square Footage: 2,057

Sales Price: \$100,727

RIDGEWAYESTATES



4542 Trout Valley

Memphis, TN 38141

4 bedrooms 2 bathrooms 2,263 square feet

Sales Price: \$90,350

SALES PRICE REDUCTION \$72,250

WESTWOOD MANOR SUBDIVISION



2262 Corning Ave.

Memphis, TN 38127

3 Bedrooms

1.5 Bathrooms

1 Carport

Square Footage: 1061

Sales Price: \$61,532

SALES PRICE REDUCTION \$55,400

SCHOOLFIELD MANOR SUBDIVISION



3883 Trezevant

Memphis, TN 38127

3 bedrooms
1.5 bathrooms
Carport

Square Footage: 1238

Sales Price: \$67,704

SALES PRICE REDUCTION \$61,000

EASTMOOR



3492 Heckle

Memphis, TN 38111

3 Bedrooms

1.5 Bathrooms

Square Footage: 1111

Sales Price: \$76,448

SALES PRICE REDUCTION \$61,150

WHITEHAVEN PARK 6TH ADDN



4043 Hodge Rd

Memphis, TN 38109

3 Bedrooms

2 Bathrooms Carport

Square Footage: 1494

Sales Price: \$75,183

SALES PRICE REDUCTION \$60,100

SUMMERSET PARK SEC B



4771 Summerview Cove

Memphis, TN 38118

3 Bedrooms2 BathroomsCarport

Square Footage: 1325

Sales Price: \$82,214

SALES PRICE REDUCTION \$65,750

WHITEHAVEN PARK SUBDIVISION



282 Bonita Drive Memphis, TN 38109

3 Bedrooms 1.5 Bathrooms Square Footage: 1316

Sales Price: \$80,213

SALES PRICE REDUCTION \$64,200

NORTH POPLAR PARK



3206 N. Waynoka Circle

Memphis, TN 38111

4 Bedrooms 2 Bathrooms Square Footage: 2261

Sales Price: \$130,726
SALES PRICE REDUCTION \$104,580

RALEIGH FARMS 1ST ADDITION SUBDIVISION



3883 Wordsworth

Memphis, TN 38128

3 Bedrooms
1.5 Bathrooms
Swimming Pool
Square Footage: 1610

Sales Price: \$87,986

SALES PRICE REDUCTION \$70,389

MENDENHALL ESTATES SUBDIVISION



CONTRACT PENDING

3036 Darrow

Memphis, TN 38141

3 Bedrooms

1.5 Bathrooms

Square Footage: 1647

Sales Price: \$78,762

SALES PRICE REDUCTION \$70,900

BROOKWOOD VILLAS PHASE B FINAL SUBDIVISION



CONTRACT PENDING

3310 Dungreen

Memphis, TN 38118

3 Bedrooms

1.5 Bathrooms

Square Footage: 1024

Sales Price: \$63,090

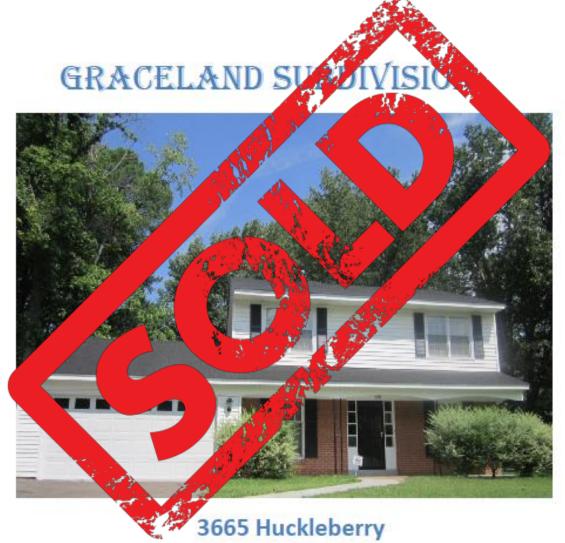
SALES PRICE REDUCTION \$50,472



1248 Mary Jane Memphis, TN 38116



3232 Magevney Memphis, TN 38128







3742 Poplar Avenue Memphis, TN 38111

















204 Ivan Rd. Memphis, TN 38109



1009 Sundown Cove Memphis, TN 38109



2011 Finley Memphis, TN 38116









3444 Reynard Rd. Memphis, TN 38128





3795 Vanderwood Drive Memphis, TN 38128



4274 Sunnyslope Drive Memphis, TN 38141



4338 Clarke Memphis, TN 38141



4368 Fredericks Memphis, TN 38111



4423 Village Park Cove Memphis, TN 38141



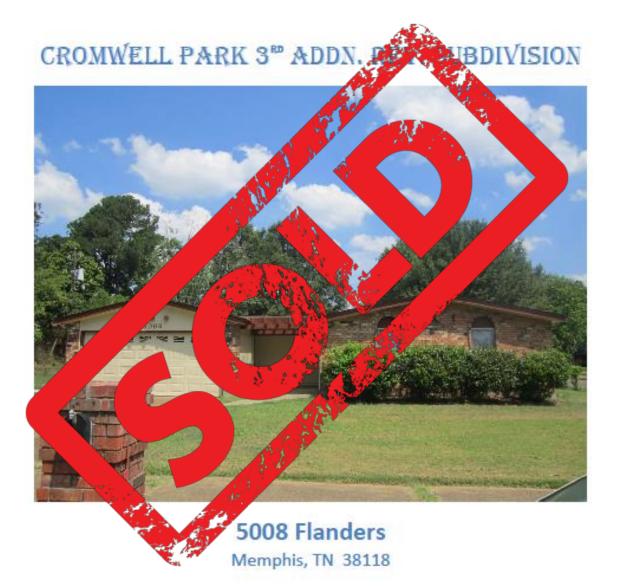




4602 Sunvalley

Memphis, TN 38109











6619 Crystal Hill Memphis, TN 38141



38 N. Humes Memphis, TN 38111



1067 Bourbon Place Memphis, TN 38106



1750 Macaulay Memphis, TN 38127





3206 N. Waynoka Circle Memphis, TN 38111





3310 Dungreen

Memphis, TN 38118

3 Bedrooms

1.5 Bathrooms

Square Footage: 1024

Sales Price: \$62,000

SALES PRICE REDUCTION \$50,472







3 Boeingshire
Memphis, TN 38116



Memphis, TN 38116



Memphis, TN 38128

RALEIGH FARMS DE IVISION





